



EXCLUSIVELY PRESENTED BY:

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McCOLLY BENNETT
COMMERCIAL *advantage*

29 HERITAGE DR, | BOURBONNAIS, IL 60914 | MCCOLLYCRE.COM

FOR SALE AND LEASE

EXECUTIVE SUMMARY

Chicago Heights, IL 60411



OFFERING SUMMARY

Sale Price: \$243,000

Lease Price: \$7.00 PSF GROSS

Land Size: 22,784 SF

Building Size: 8,000 SF

Taxes: \$13,010

PROPERTY OVERVIEW

Solid brick 8,000 SF building + 4,000 SF of overhead storage. Currently being used as light industrial warehouse and 8 individual office building w/ reception area, lunch room, copy room, and conference room. There is a loading dock with 16' overhead doors. Indoor and outdoor parking.

LOCATION OVERVIEW

3305 Butler St. Chicago Heights, IL 60411

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PROPERTY DETAILS

Chicago Heights, IL 60411



PROPERTY TYPE:	Industrial
APN:	32-33-102-066-000
PARKING SPACES:	12
YEAR BUILT:	1983
CONSTRUCTION TYPE:	Concrete Block
FOUNDATION:	Concrete
EXTERIOR:	Brick
ROOF COVERINGS:	Rubber
POWER:	Circuit Breaker, 3 Phase
HEAT/VENTILATION:	Forced Air, Gas
MIN CEILING HEIGHT :	8'0
MAX CEILING HEIGHT	20'0

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LOCATION MAP

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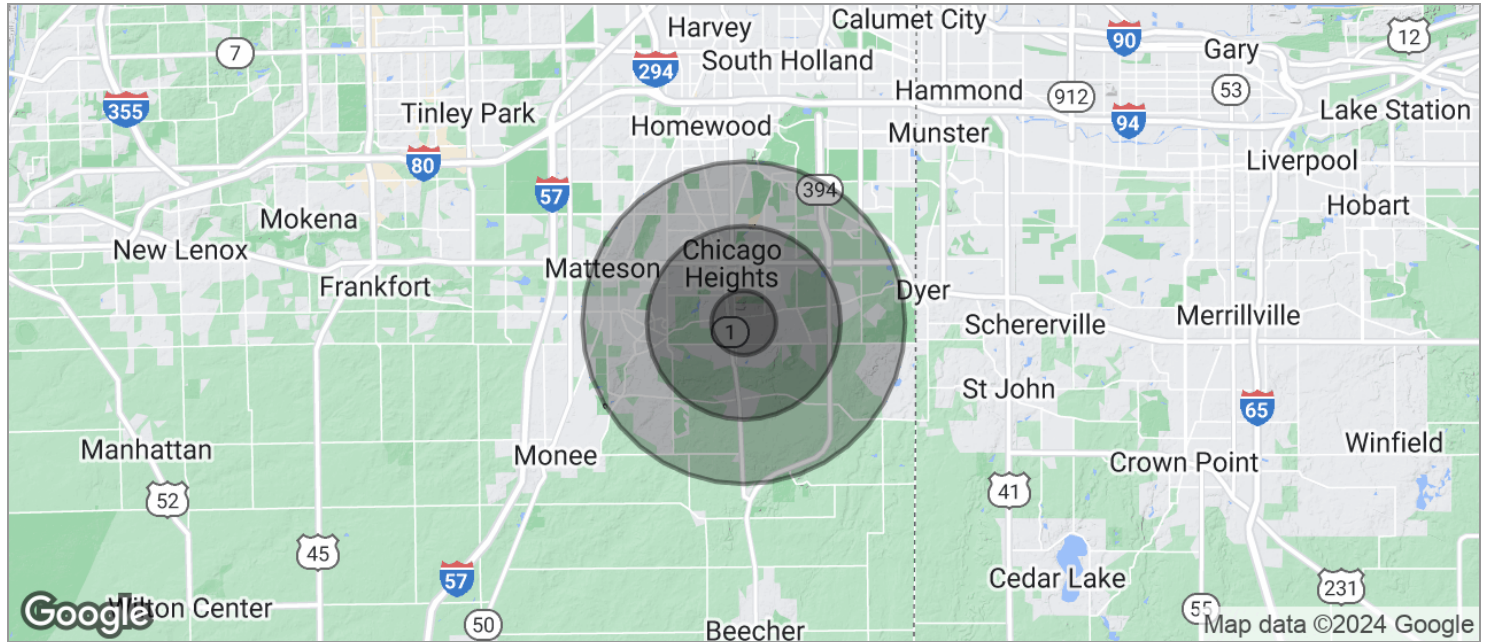
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DEMOGRAPHICS MAP

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,815	53,416	134,832
MEDIAN AGE	35.3	33.9	35.9
MEDIAN AGE (MALE)	35.8	33.3	33.9
MEDIAN AGE (FEMALE)	35.1	35.4	37.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,299	19,944	49,764
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$52,681	\$51,223	\$61,168
AVERAGE HOUSE VALUE	\$141,030	\$168,516	\$186,029

* Demographic data derived from 2020 ACS - US Census

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